

**CITY COUNCIL OF THE CITY OF SAN DIEGO  
SUPPLEMENTAL DOCKET NUMBER 2  
FOR THE REGULAR MEETING OF  
TUESDAY, JUNE 5, 2001**

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**ADOPTION AGENDA, HEARINGS**

**NOTICED HEARING:**

ITEM-S500: Three actions related to Owner Participation Agreement with St. Vincent De Paul Management, Inc. - Emporium Apartments.

(See CCDC Report dated 5/10/2001. Centre City Redevelopment Project Community Area. District-2.)

**CENTRE CITY DEVELOPMENT CORPORATION'S RECOMMENDATION:**

Adopt the following resolutions:

Subitem-A: (R-2001-1634)

Certifying that the City Council has reviewed and considered information contained in the Master Environmental Impact Report for the Centre City Redevelopment Project, and the Secondary Study with respect to the proposed Owner Participation Agreement between the Redevelopment Agency and St. Vincent De Paul Management, Inc.; making certain findings and determinations regarding environmental impacts of the development.

Subitem-B: (R-2001-1633)

Approving Centre City Development Permit No. 41-0227 for the Emporium Apartments Project with appropriate findings to support Council action.

Subitem-C: (R-2001-1656)

Approving Variance 41-0227 for the Emporium Apartments Project located in the Centre City Redevelopment Project area.

**NOTE:** See the Redevelopment Agency Agenda of June 5, 2001 for a companion item.

**ADOPTION AGENDA, CONSENT ITEMS**

**RESOLUTION:**

\* ITEM-S501: Alpha Project.

(Memorial Community Area. District-8.)

**CITY MANAGER'S RECOMMENDATION:**

Adopt the following resolution:

(R-2001-1596)

Authorizing the City Manager to execute a CDBG Loan Agreement with the Alpha Project for the Homeless for the purchase of a facility to be used for Alpha Project's client housing and project support;

Authorizing the expenditure of an amount not to exceed \$82,500 to fund the loan to Alpha Project from Fund No. 18536, Account No. 4279.

**CITY MANAGER SUPPORTING INFORMATION:**

The City is making available through a loan of \$82,500 in CDBG Grant funds to the Alpha Project, a non-profit social services provider, to purchase property to provide a facility for client housing and project support services. The purchase price of the property is \$135,000. Alpha Project will provide funds for the balance of the purchase price from other sources.

The City's loan will be secured by a Note and Deed of Trust recorded on the property purchased by Alpha Project.

**FISCAL IMPACT:**

\$82,500 is available in CDBG Fund No. 18536.

Herring/Griffith/RAG

Aud. Cert. 2101177.

**ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS  
RESOLUTIONS:**

ITEM-S502: Approving the Final Subdivision Map of Phoenix III.

(Continued from the meeting of 5/29/2001, Item 101, at the request of Councilmembers Atkins and Peters, to allow time for the City Engineer to determine that all conditions of the map have been approved; and to request the developer to meet with Councilmember Atkins to address her concerns about the project.)

(Greater North Park Community Area. District-3.)

**CITY MANAGER'S RECOMMENDATION:**

Adopt the following resolution:

(R-2001-1299)

Approving the final map.

**CITY MANAGER SUPPORTING INFORMATION:**

This map proposes the subdivision of a 0.718 acre site into 1 lot of 0.401 acres for a maximum of 14 units residential condominium development. It is located southeasterly of Howard Avenue and Mississippi Street in the Greater North Park Community Plan area. On January 20, 2000 the Planning Commission of the City of San Diego approved Tentative Map TM-99-0921 by Planning Commission Resolution No. 2915-PC. The City Engineer has approved the final map and states that all conditions of the Tentative Map have been satisfied. There are no public improvements required in connection with this final map. The survey monuments are existing, therefore, lot stakes and monuments bond are not required. This project is estimated to generate 84 average daily trips (ADT). 17 of these trips are estimated to occur on the nearby Interstate 805, which has an estimated near term plus project volume of 216,017. There are no improvements planned by CalTrans on Interstate 805 in the vicinity of this project. Park fees in the amount of \$1,185 have been paid. This project is in Park Service District No. 11.590.

**FISCAL IMPACT:**

None.

Loveland/Haase/GB

**ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS  
RESOLUTIONS:**

ITEM-S503: As-Needed Consulting Agreement with Pountney and Associates.

(Continued from the meeting of May 29, 2001, Item 116, at Mayor Murphy's request, to allow all Councilmembers to be present for this item.)

**CITY MANAGER'S RECOMMENDATION:**

Adopt the following resolution:

(R-2001-1324)

Authorizing the City Manager to execute an agreement with Pountney and

Associates, Inc. for as-needed water planning/resources consulting services to the City's Water Department Capital Improvements Program;

Authorizing the Auditor and Comptroller to expend an amount not to exceed \$250,000 from Water Department Fund 41500 for funding the agreement;

Authorizing the Auditor and Comptroller, upon advice from the administering department, to transfer excess funds, if any, to the appropriate reserves.

### **CITY MANAGER SUPPORTING INFORMATION:**

The Water Department is implementing a number of projects as part of its Capital Improvements Program (CIP). The ability to obtain as-needed engineering support services in an expeditious manner is an essential element of project implementation. The Water Department has identified a need for several as-needed consultants to assist the Water Planning and Water Research sections with various support tasks including, but not limited to, the review and preparation of pre-design and 10% design reports, 100% design, as-needed field inspection/monitoring work, hydraulic modeling, data gathering, long range planning, and risk analysis. To select the as-needed consultants, the City As-Needed Consultant Selection Process was used to obtain a short list of six qualified candidates. On January 18, 2001, a Selection Panel convened and interviewed the six consulting firms. Firms were evaluated on a weighted basis of qualifications including expertise, experience, understanding and approach to the scope of services, and the capability of personnel and subcontractors. Based upon the results of these interviews and subsequent reference checks, Pountney and Associates was one of two firms selected as the most qualified to provide as-needed engineering consulting services. Task orders will be negotiated and issued as appropriate projects are identified by the Water Department. The Project Manager will issue a written task order which shall describe the specific scope, schedule and compensation for the task. Each task order shall be subject to the terms, conditions and fee schedule included in this Agreement. All task orders shall be approved and signed by the Deputy Director before the Consultant may proceed with the task.

### **FISCAL IMPACT:**

Funding is available from the Water Department Fund 41500 in the amount of \$250,000.

Loveland/Gardner/MS

Aud. Cert. 2101167.

### **ADOPTION AGENDA, DISCUSSION, COMMITTEE ITEMS** **COMMITTEE ON NATURAL RESOURCES, AND CULTURE,** **RESOLUTIONS:**

ITEM-S504: Two actions related to Approving the Plans and Specifications and Inviting Bids

for the Construction of Water and Sewer Group 539.

(Centre City and Barrio Logan Community Areas. Districts-2 and 8.)

(Continued from the meeting of May 29, 2001, Item 202, at the request of Councilmember Wear, to have an opportunity to discuss at the Natural Resources and Culture Committee.

(See memorandum from Frank Belock, Jr. dated 5/24/2001 and Frequently Asked Questions About Group Jobs.)

**CITY MANAGER'S RECOMMENDATION:**

Adopt the following resolutions:

Subitem-A: (R-2001-1402)

Approving the plans and specifications for the furnishing of all labor, material, tools, equipment, transportation and other expense necessary or incidental and inviting bids for the Construction of Water and Sewer Group 539 on Work Order No. 175451;

Authorizing the City Manager to execute a contract with the lowest responsible bidder;

Authorizing the expenditure of an amount not to exceed \$2,229,718 from Sewer Fund 41506, CIP-44-001.0, Annual Allocation - Sewer Main Replacement, and \$3,046,547 from Water Fund 41500, CIP-73-083.0, Annual Allocation - Water Main Replacement, for providing funds for the project and related costs, provided that the City Auditor and Comptroller first furnishes a certificate demonstrating that the funds necessary for the expenditure are, or will be, on deposit in the City Treasury;

Authorizing the City Auditor and Comptroller, upon advice from the administering department, to transfer excess budgeted funds, if any, to the appropriate reserves;

Authorizing the use of City Forces in the amount of \$638,309 in Water Fund 41500, CIP-73-083.0, Annual Allocation - Water Main Replacement, for additional construction services related to the project. (BID-K01067C)

Subitem-B: (R-2001-1403)

Certifying that the information contained in the final EIR SCH No. 98121003, including any comments received during the public review process, has been

reviewed and considered by the Council;

Directing the City Clerk to file the Notice of Determination with the Recorder of the County Clerk.

**NATURAL RESOURCES AND CULTURE COMMITTEE'S RECOMMENDATION:**

On 5/30/2001, NR&C voted 3 to 0 to approve the Group Jobs. (Councilmembers Peters, Madaffer, and Inzunza voted yea. Councilmember Wear not present.)

**CITY MANAGER SUPPORTING INFORMATION:**

Water and Sewer Group 539 is part of the City of San Diego's continuing Annual Water and Sewer Main Replacement Program. The work consists of replacing approximately 12,200 feet (2.31 miles) of water main and 9,700 feet (1.84 miles) of sewer main. Also, this project includes the construction of thirty-one (31) pedestrian ramps and the slurry sealing or resurfacing of the impacted streets. This project lies in the Centre City and Barrio Logan Community Planning area within the area bounded by Third Avenue and 17th Street on the east and west and bounded by Market Street and National Avenue on the north and south. This project has been coordinated with MTS, CCDC, and Paradise in Progress to minimize traffic impacts on Market Street. There is a Holiday Construction Moratorium on Market Street from Thanksgiving day to New Year's day in which no construction will be allowed. Residents will be notified by mail at least one month before construction begins by the Water Department and again ten days before construction begins by the contractor through hand distribution. The existing sewer and water mains were installed as early as 1917 and are now undersized and have experienced many breaks and stoppages. Replacement of these deteriorated water and sewer mains will continue to provide the community with a safe and reliable water and sewer infrastructure well into the next century.

**FISCAL IMPACT:**

The total estimated cost of this project is \$5,276,265 of which \$3,046,547 is available in FY2001 and FY2002 in Water Fund 41500, CIP-73-083.0, Annual Allocation - Water Main Replacement, and \$2,229,718 is available from Sewer Fund 41506, CIP-44-001.0, Annual Allocation - Sewer Main Replacement, for this purpose. Included in the above project cost estimate is \$638,309 for City forces work. A reduction in annual maintenance costs is anticipated. This project will be phase-funded.

Loveland/Belock/HR

WWF-01-515.

**ADOPTION AGENDA, DISCUSSION, COMMITTEE ITEMS**  
**COMMITTEE ON NATURAL RESOURCES, AND CULTURE,**

## RESOLUTIONS:

ITEM-S505: Two actions related to Approving the Plans and Specifications and Inviting Bids for the Construction of Sewer Group 619.

(Uptown Community Area. District-2.)

(Continued from the meeting of May 29, 2001, Item 203, at the request of Councilmember Wear, for an opportunity to discuss it at the Natural Resources and Culture Committee.)

(See memorandum from Frank Belock, Jr. dated 5/24/2001; Frequently Asked Questions about Group Jobs.)

## **TODAY'S ACTIONS ARE:**

Adopt the following resolutions:

Subitem-A: (R-2001-825)

Approving the plans and specifications for the furnishing of all labor, material, tools, equipment, transportation and other expense necessary or incidental and inviting bids for the Construction of Sewer Group 619 on Work Order No. 172531;

Authorizing the City Manager to execute a contract with the lowest responsible bidder;

Authorizing the Auditor and Comptroller to transfer \$1,897,718 from Sewer Fund 41506, CIP-46-215.0, Annual Allocation - Infrastructure Upgrade and Replacement to Sewer Fund 41506, CIP-44-001.0, Annual Allocation - Sewer Main Replacement;

Authorizing the expenditure of an amount not to exceed \$2,340,500 from Sewer Fund 41506, CIP-44-001.0, Annual Allocation - Sewer Main Replacement, for providing funds for the project and related costs, provided that the City Auditor and Comptroller first furnishes a certificate demonstrating that the funds necessary for the expenditure are, or will be, on deposit in the City Treasury;

Authorizing the City Auditor and Comptroller, upon advice from the administering department, to transfer excess budgeted funds, if any, to the appropriate reserves. (BID-K01064C)

Subitem-B: (R-2001-1384)

Certifying that the information contained in Mitigated Negative Declaration LDR-99-0303, has been completed in compliance with the California Environmental Quality Act of 1970, as amended, and State guidelines, that the declaration reflects the independent judgement of the City of San Diego as Lead Agency and that the information contained in the report, together with any comments received during the public review process, has been reviewed and considered by Council;

Finding that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and approving the Mitigated Negative Declaration;

Adopting the Mitigation Monitoring and Reporting Program.

**NATURAL RESOURCES AND CULTURE COMMITTEE'S RECOMMENDATION:**

On 5/30/2001, NR&C voted 3 to 0 to approve the Group Jobs. (Councilmembers Peters, Madaffer and Inzunza voted yea. Councilmember Wear not present.)

**CITY MANAGER SUPPORTING INFORMATION:**

Sewer Group 619 is part of the program established by the City of San Diego mandating the replacement of all concrete sewer mains currently in service. The existing mains were constructed as early as 1920 and are approaching the end of their useful life. Replacement of these deteriorated and undersized mains will continue to provide the community with a safe and reliable infrastructure. This project is within the Uptown community area and involves the replacement and rehabilitation of approximately 9,800 linear feet of sewer. Some of the work involves abandoning existing sewer mains within City easements and relocating to more accessible street locations. This also requires the need to re-plumb approximately twenty-five (25) sewer laterals within private property and reconnect to the new sewer main. The limits of the work affected by the construction operations are shown on the location map. Traffic Control Plans will be provided by the contractor as shop drawings. Residents will be notified by the contractor ten (10) days prior to start of construction.

**FISCAL IMPACT:**

The total estimated cost of this project is \$2,340,500. Funding is available from Sewer Fund 41506, Annual Allocation - Sewer Main Replacement, CIP-44-001.0, for this purpose.

Belock/Boekamp/HR

Aud. Cert. 2001015.

WWF-00-451.